044.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,600 / 926,600
					USE VALUE:	926,600 / 926,600
					ASSESSED:	926,600 / 926,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155	-157	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ST MARTIN WILFRED J / TRUSTEE
Owner 2:	ST MARTIN FAMILY TRUST
Owner 3:	
Street 1:	155 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2140 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4167.000	490,600		436,000	926,600
Total Card	0.096	490,600		436,000	926,600
Total Parcel	0.096	490,600		436,000	926,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.99 | /Parcel: 432.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31575

GIS Ref

GIS Ref

Insp Date 04/17/18

!3793!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,600	0	4,167.	436,000	926,600		Year end	12/23/2021
2021	104	FV	468,500	0	4,167.	436,000	904,500		Year End Roll	12/10/2020
2020	104	FV	468,900	0	4,167.	436,000	904,900	904,900	Year End Roll	12/18/2019
2019	104	FV	355,100	0	4,167.	463,300	818,400	818,400	Year End Roll	1/3/2019
2018	104	FV	355,100	0	4,167.	337,900	693,000	693,000	Year End Roll	12/20/2017
2017	104	FV	333,400	0	4,167.	294,300	627,700	627,700	Year End Roll	1/3/2017
2016	104	FV	333,400	0	4,167.	250,700	584,100	584,100	Year End	1/4/2016
2015	104	FV	297,800	0	4,167.	245,300	543,100	543,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:35:56

LAST REV

Date	Time
07/10/20	10:56:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ST. MARTIN WILF	26894-8		12/10/1996		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2014	1272	Re-Roof	7,200		9/29/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2020	Mail Update	MM	Mary M
4/17/2018	Meas/Inspect	BS	Barbara S
3/24/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Meas/Inspect	264	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4167		Sq. Ft.	Site		0	80.	1.31	1									436,008						436,000	

Total AC/HA: 0.09566 | Total SF/SM: 4167 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 436,008 | Spl Credit | Total: 436,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14065421
Const Adj.:	0.97029907
Adj $ / SQ:	199.220
Other Features:	96500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602702
Depreciation:	112103
Depreciated Total:	490599

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

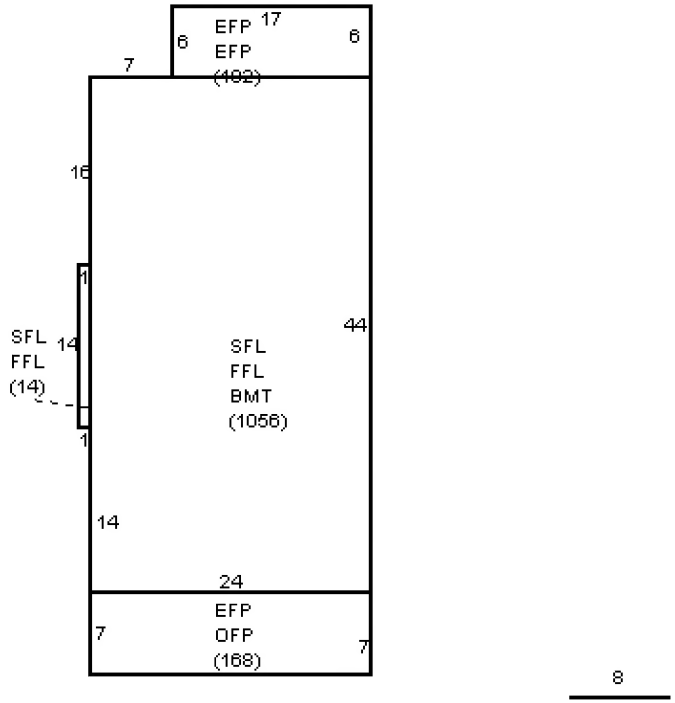
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.22
Special Features:	0	Val/Su Net:	131.32
Final Total:	490600	Val/Su SzAd	229.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	199.220	213,165
SFL	Second Floor	1,070	199.220	213,165
BMT	Basement	1,056	59.770	63,113
EFP	Enclos Porch	372	33.520	12,469
OFP	Open Porch	168	25.540	4,291

Net Sketched Area:	3,736			Total:	506,203
Size Ad	2140	Gross Area	3736	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

044.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	